

161.0

0001

0003.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

831,100 / 831,100

USE VALUE:

831,100 / 831,100

ASSESSED:

831,100 / 831,100

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City	
149		HILLSIDE AVE, ARLINGTON	

OWNERSHIP

Unit #: A

Owner 1:	MASON ANDREW
Owner 2:	ANANWORANICH JINTANAT
Owner 3:	

Street 1: 149 HILLSIDE AVE UNIT A

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: RAY ADAM & REBECCA -

Owner 2: -

Street 1: 149 HILLSIDE AVE UNIT A

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1800, having primarily Clapboard Exterior and 2528 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7096																

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	831,100			831,100			
Total Card		0.000	831,100			831,100	Entered Lot Size		
Total Parcel		0.000	831,100			831,100	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card:	328.76	/Parcel: 328.7	Land Unit Type:		

PREVIOUS ASSESSMENT

Parcel ID										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	818,500	0	.	.	818,500	818,500	Year End Roll	12/18/2019
2019	102	FV	680,500	0	.	.	680,500	680,500	Year End Roll	1/3/2019
2018	102	FV	601,800	0	.	.	601,800	601,800	Year End Roll	12/20/2017
2017	102	FV	548,500	0	.	.	548,500	548,500	Year End Roll	1/3/2017
2016	102	FV	548,500	0	.	.	548,500	548,500	Year End	1/4/2016
2015	102	FV	506,800	0	.	.	506,800	506,800	Year End Roll	12/11/2014
2014	102	FV	483,600	0	.	.	483,600	483,600	Year End Roll	12/16/2013
2013	102	FV	483,600	0	.	.	483,600	483,600		12/13/2012

SALES INFORMATION

TAX DISTRICT							PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	
RAY ADAM & REBE	157-122	1	5/8/2020		1,000,000	No	No	also filed 74618:20		
LOOMER JOANNE E	152-56	1	10/3/2018		880,000	No	No	Also filed 71706:31		
BRENNAN DANIEL	24629-486		6/17/1994		265,000	No	No	Y		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/2015	782	Re-Roof	9,450	6/23/2015				Strip and re-roof.

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2020	SQ Returned	MM	Mary M
7/16/2020	SQ Mailed	MM	Mary M
4/9/2019	Mail Update	JO	Jenny O
11/18/2018	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																	
Type: 99 - Condo Conv				Full Bath: 2	Rating: Good			CONDO CONVERSION 1994, Building Number 1.																					
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:																								
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																								
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																								
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good																								
Prime Wall: 2 - Clapboard				A HBth:	Rating:																								
Sec Wall:		%		OthrFix:	Rating:																								
Roof Struct: 1 - Gable				OTHER FEATURES																									
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units: 1																					
Color: YELLOW				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O									
View / Desir: N - NONE				Frl:	Rating:			Other																					
GENERAL INFORMATION				WSFlue:	Rating:			Upper																					
Grade: C+ - Average (+)				CONDOS INFORMATION				Lvl 2																					
Year Blt: 1800	Eff Yr Blt:			Location:				Lvl 1																					
Alt LUC:		Alt %:		Total Units:				Lower																					
Jurisdict:		Fact: .		Floor: 1 - 1st Floor				Totals	RMs: 9	BRs: 3	Baths: 2	HB: 1																	
Const Mod:				% Own: 48.000000000				REMODELING				RES BREAKDOWN																	
Lump Sum Adj:				Name: 138 - 7096				Exterior:	No Unit	RMS	BRS	FL																	
INTERIOR INFORMATION				Phys Cond: GD - Good	18. %			Interior:	1	9	3	3																	
Avg Ht/FL: STD				Functional:				Additions:																					
Prim Int Wall: 2 - Plaster				Economic:				Kitchen:																					
Sec Int Wall:		%		Special:				Baths:																					
Partition: T - Typical				Override:				Plumbing:																					
Prim Floors: 3 - Hardwood				Total: 18.6 %				Electric:																					
Sec Floors:		%		DEPRECIATION				Heating:																					
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				General:																					
Subfloor:				Basic \$ / SQ: 295.00				COMPARABLE SALES																					
Bsmnt Gar:				Size Adj.: 1.06534803				Rate	Parcel ID	Typ	Date	Sale Price																	
Electric: 3 - Typical				Const Adj.: 0.98990101																									
Insulation: 2 - Typical				Adj \$ / SQ: 311.104																									
Int vs Ext: S				Other Features: 97500																									
Heat Fuel: 1 - Oil				Grade Factor: 1.10																									
Heat Type: 5 - Steam				NBHD Inf: 1.04999995																									
# Heat Sys: 1				NBHD Mod:																									
% Heated: 100		% AC:		LUC Factor: 1.00																									
Solar HW: NO	Central Vac: NO			Adj Total: 1020986																									
% Com Wall:	% Sprinkled:			Depreciation: 189903																									
				Deprecated Total: 831082																									
				WtAv\$/SQ:		AvRate:		Ind.Val:																					
				Juris. Factor:			Before Depr:	359.32																					
				Special Features: 0			Val/Su Net:	328.76																					
				Final Total: 831100			Val/Su SzAd:	328.76																					
				MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:													
				SPEC FEATURES/YARD ITEMS				PARCEL ID				161.0-0001-0003.A																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value											
More: N	Total Yard Items:					Total Special Features:								Total:															
AssessPro Patriot Properties, Inc																													
																													
8																													